

041.0

0003

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
860,400 / 860,400

USE VALUE:

860,400 / 860,400

ASSESSED:

860,400 / 860,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35-37		CORNELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KIRMANI MARY P/ETAL	
Owner 2: KIRMANI MINHAJ	
Owner 3:	

Street 1: 28 STIMSON AVE

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02421 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
104		4500.000	416,400		444,000	860,400				
Total Card		0.103	416,400		444,000	860,400	Entered Lot Size			
Total Parcel		0.103	416,400		444,000	860,400	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	389.67	/Parcel: 389.6	Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	416,400	0	4,500.	444,000	860,400	860,400
2019	104	FV	324,300	0	4,500.	471,800	796,100	796,100
2018	104	FV	324,300	0	4,500.	344,100	668,400	668,400
2017	104	FV	304,300	0	4,500.	299,700	604,000	604,000
2016	104	FV	304,300	0	4,500.	255,300	559,600	559,600
2015	104	FV	271,300	0	4,500.	249,800	521,100	521,100
2014	104	FV	271,300	0	4,500.	205,400	476,700	476,700
2013	104	FV	282,300	0	4,500.	195,400	477,700	477,700

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
KIRMANI MARY		26036-377		2/8/1996				No	No	A				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/8/2018		MEAS&NOTICE							HS		Hanne S	
4/11/2009		Meas/Inspect							197		PATRIOT	
5/20/2000		Meas/Inspect							263		PATRIOT	
2/28/2000		Measured							264		PATRIOT	
8/21/1993									KT			

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

